

A photograph of the Kannapolis City Hall at night. The building is a large, two-story structure with a central tower featuring a dark dome. The facade is made of brick and light-colored stone. The windows are illuminated from within, and the building is lit up with warm lights. Two American flags are visible in the foreground. The sky is a deep blue.

KANNAPOLIS

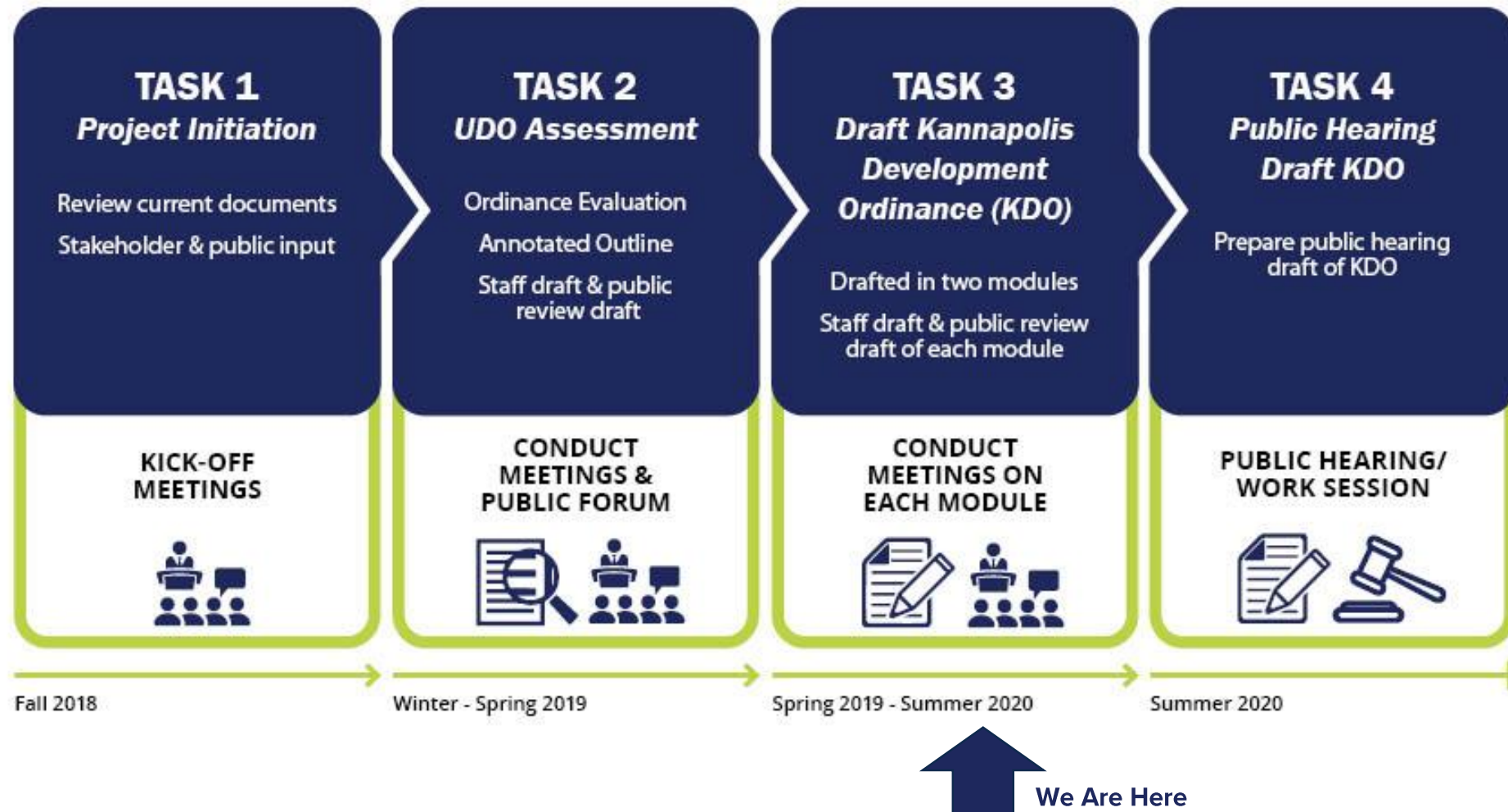
DEVELOPMENT ORDINANCE

R E W R I T E

Planning and Zoning Commission – February 5, 2020

Module 1 Draft

Work Program and Schedule



Key Themes

Make the Regulations More User-Friendly

Implement Move Kannapolis Forward 2030 Comprehensive Plan

Update & Modernize the Regulations

Purpose Statement

Photos and Illustration

Reference to Use Standards

Density and Dimensional Standards in Table Form

C. Zone Districts
C.4 Commercial and Mixed Use Districts

C.4.8 NC NEIGHBORHOOD COMMERCIAL DISTRICT*

(a) Purpose.
The purpose of the NC Neighborhood Commercial District is to provide lands that accommodate a range of small-scale commercial development that provides goods and services to a neighborhood. District regulations are intended to encourage uses, development intensities, and development form that is consistent with a pedestrian-friendly and neighborhood scale.

the district includes limited retail uses, personal services, eating or drinking establishments and related uses. Mixed uses are allowed with residential above the ground floor at a scale and form that is consistent with the district character.

(b) Use Standards.
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Part D: Use Regulations.

(c) Density and Dimensional Standards.

Standard	All Uses (2) (3) (4) (5)
Lot Area, min. (sf.)	3,000
Lot Width, min. (ft.)	25
Front Yard Depth (ft.)	(1)
Side Yard Depth	5
Rear Yard Depth	15
Open Space, min. (% of lot area)	n/a
Lot Coverage, max. (% of lot area)	50
Height, max. (stories)	3

*Notes: (1) minimum front 8'-0" lot width; (2) minimum lot area; (3) minimum lot area; (4) minimum lot area; (5) minimum lot area.
(1) The minimum and maximum front yard setbacks shall be within 50 percent and 110 percent of the average front yard setback for buildings on the same block front. If more than 50 percent of the lots on the block have front setbacks, the minimum front yard setback shall be 8 feet and the maximum setback shall be 30 feet.
(2) Residential development shall only be located above the ground floor.
(3) Percentage of individual building shall not exceed 3,000 sf.
(4) Off-street parking shall be located to the side or rear of the building.
(5) All buildings shall have a roof with a minimum pitch of 3:1.

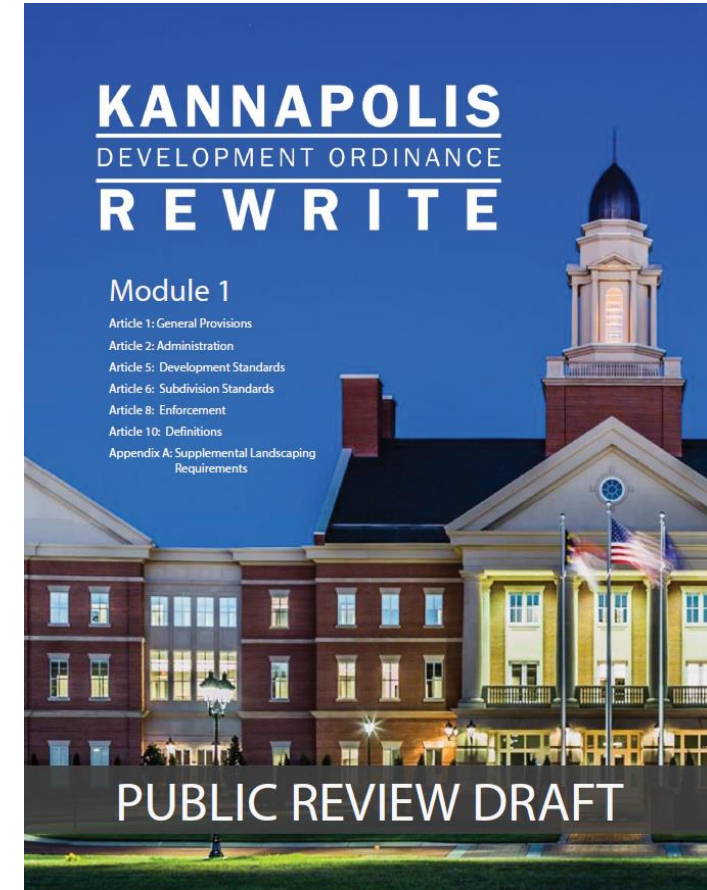
C-48 | BOROUGH OF STATE COLLEGE ZONING ORDINANCE



CURRENT DISTRICT	PROPOSED DISTRICT	MOVE KANNAPOLIS FORWARD 2030
BASE DISTRICTS		
Agricultural		
AG Agricultural District	AG Agricultural District	Future Planning Areas
Residential		
RE Rural Estate District	RRT Rural Residential Transition District	Cluster Residential, Conservation Neighborhood, Neighborhood Transition 2
RL Residential Low Density District	RSF-2 Residential Single Family 2 District	Neighborhood Transition 1, Neighborhood Transition 2, Complete Neighborhood 1
RM-1 Residential Medium Density District	RSF-4 Residential Single Family 4 District	Neighborhood Transition 1, Neighborhood Transition 2, Complete Neighborhood 2
RM-2 Residential Medium Density District	RSF-6 Residential Single Family 6 District (NEW)	Complete Neighborhood 1, Complete Neighborhood 2
	RSF-7 Residential Single Family 7 District (NEW)	Complete Neighborhood 1, Complete Neighborhood 2
RV Residential Village District	RM-8 Residential Mixed 8 District	Complete Neighborhood 1, Complete Neighborhood 2, Urban Residential
RC Residential Compact District	RM-18 Residential Mixed 18 District	Complete Neighborhood 2 Urban Residential

Module 1 Draft Content

Article 1	General Provisions	●
Article 2	Administration	●
Article 3	Zoning Districts	
Article 4	Use Regulations	
Article 5	Development Standards	●
Article 6	Subdivision Standards	●
Article 7	Nonconformities	
Article 8	Enforcement	●
Article 9	Rules for Construction, Interpretation, and Measurement	
Article 10	Definitions	●
Appendix A	Supplemental Landscaping Requirements	●



Article 1 – General Provisions

- Apply to the Kannapolis Development Ordinance generally
- Transitional provisions: what happens to ongoing and approved development when the new ordinance takes effect

I. General Provisions	
I.1	Title
I.2	Authority
I.3	General Purpose and Intent
I.4	Applicability
I.5	Conformance with Adopted Plans
I.6	Relationships with Other Laws, Covenants, or Deeds
I.7	Zoning Map
I.8	Transitional Provisions
I.9	Vested Rights
I.10	Severability
I.11	Effective Date

Article 2 – Administration

Consolidates all development review procedures

- Summary table of development review responsibilities
- Powers and duties of City Council, Planning and Zoning Commission, Board of Adjustment, and staff
- Standard application review procedures
- Procedures for each type of application

2. Administration

2.1	Purpose and Organization of this Article
2.2	Summary Table of Development Review Responsibilities
2.3	Advisory and Decision-Making Bodies and Persons
2.4	Standard Application Requirements and Procedures
2.5	Application-Specific Review Procedures and Standards

Summary Table

Table 2.2 Summary Table of Development Review Responsibilities

D: DECISION R: RECOMMENDATION S: STAFF REVIEW A: APPEAL <_>: PUBLIC HEARING

TYPE OF APPLICATION	CITY COUNCIL	PLANNING AND ZONING COMMISSION	BOARD OF ADJUSTMENT	PLANNING DIRECTOR	PUBLIC WORKS DIRECTOR
DISCRETIONARY REVIEW					
Text Amendment	<D>	<R>		S	
Zoning Map Amendment	<A>, <D> [1]	<D> [1]		S	
Conditional Zoning	<A>, <D> [1]	<D> [1]		S	
Planned Development	<A>, <D> [1]	<D> [1]		S	
Conditional Use Permit			<D>	S	
SITE PLAN AND SUBDIVISION					
Site Plan			<A>	D	
Minor Subdivision					
Sketch Plat			<A>	D	S
Final Plat			<A>	D	S [2]
Major Subdivision					
Preliminary Plat				D	
Construction Plans					D
Final Plat			<A>	D	
Exempt Subdivision Determination				D	
PERMITS					
Zoning Clearance Permit			<A>	D	
Certificate of Compliance			<A>	D	
Tree Removal Permit			<A>	D	
Temporary Use Permit			<A>	D	
Home Occupation Permit			<A>	D	
Sign Permit			<A>	D	
Grading Permit			<A>		D
Erosion Control Permit					D [3]
Floodplain Development Permit			<A>	D	
Stormwater Management Permit			<A>		D

TYPE OF APPLICATION	CITY COUNCIL	PLANNING AND ZONING COMMISSION	BOARD OF ADJUSTMENT	PLANNING DIRECTOR	PUBLIC WORKS DIRECTOR
RELIEF					
Variance			<D>		
Administrative Adjustment			<A>	D	
Appeal of Administrative Decision			<D>		
OTHER PROCEDURES					
Interpretation			<A>	D [4]	D [4]
Density Averaging Certificate		D		S	
Special Intensity Allocation		D		S	
Certificate of Nonconformity Adjustment			<D>	S	
Table Notes: [1] Final decision is by the Planning and Zoning Commission by three-quarters majority of voting members. If approved by a smaller majority, if denied, or if the Planning and Zoning Commission's decision is appealed, City Council makes the final decision. [2] Required if the subdivision includes water or sewer utility extensions. [3] Erosion and sedimentation controls for land disturbing activities of one acre or more are administered by the state, and state standards, requirements, and procedures apply. [4] The Public Works Director renders interpretations of the provisions in Section 5.10, Stormwater Management Standards; the Planning Director renders all other interpretations. [5] The following abbreviations are used in this table for actions required: D = Decision; R = Recommendation; S=Staff Review; A=Appeal; <_>=Public Hearing					

Standard Application Requirements & Procedures



Application-Specific Requirements

For each type of development approval or permit:

- Applicability
 - When is this needed?
- Procedure
 - What are the steps?
- Review Standards
 - What to consider in approving or denying an application?

Article 2. Administration | Section 2.5. Application-Specific Review Procedures and Standards

SECTION 2.5. APPLICATION-SPECIFIC REVIEW PROCEDURES AND STANDARDS

A. DISCRETIONARY REVIEW

(1) TEXT AMENDMENT⁴³

a. APPLICABILITY

The procedure in this section is required for any amendment of the text of this Ordinance, unless the amendment is part of a conditional zoning (see Section 2.5.A(3)), or a planned development (see Section 2.5.A(4)).

b. TEXT AMENDMENT PROCEDURE

Figure 2.5.A(1)b summarizes the requirements and procedures in Section 2.4, Standard Application Requirements and Procedures, that apply to text amendments. Subsections 1 through 7 below specify the required procedure for a text amendment, including applicable additions or modifications to the standard application requirements and procedures.

Figure 2.5.A(1)b: Summary of Text Amendment Procedure



1. Pre-Application Conference

A pre-application conference is required in accordance with Section 2.4.C, except for applications submitted by City Council or the Planning and Zoning Commission.

2. Application Submission

Applications shall be submitted in accordance with Section 2.4.D, except authorization to submit an application is extended to the City Council, the Planning and Zoning Commission, any City board, department, or commission, or any person owning land in the City or having a financial or other interest in land in the City.⁴⁴

3. Staff Review and Action

The Planning Director shall review and make a recommendation on the application in accordance with Section 2.4.E.

4. Scheduling of Public Hearing and Public Notification

The Planning Director shall schedule public hearings and provide public notification in accordance with Section 2.4.F.

⁴³ This carries forward Sec. 3.8 of the current UDO.

⁴⁴ This clarifies that the City Council and the Planning and Zoning Commission are authorized to initiate text amendments. It also limits persons authorized to submit text amendment applications to those owning land or having a financial or other interest in land in the City.

⁴⁵ This provision is new.

Application-Specific Review Procedures and Standards

Ensure that the layout and general design of proposed surrounding uses and complies with all applicable standards in applicable City regulations.

Required for all development except:

• Family detached dwellings and duplexes on individual lots;⁴⁷

• Structure limited to the interior of the structure that do not involve increase in the density or intensity of use, or a change in parking

Requirements and procedures in Section 2.4, Standard Application Requirements and Procedures, that apply to site plans. Subsections 1 through 4 below specify the including applicable additions or modifications to the standard procedures.

Summary of Site Plan Procedure



Required for development involving commercial uses having a greater than 10,000 square feet, and may be held at the option of the applicant in accordance with Section 2.4.C.

Required in accordance with Section 2.4.D. The applicant shall submit a site plan application, if required in accordance with Section 5.13, Traffic

Site plan review: minor and major. Minor site plan approval is required for certain use changes that require site plan approval.

• PUD, TND, and TOD approval, conditional zoning, and conditional use plan which is submitted to the Administrator with an application for use permit, and (2) a final site plan which is submitted to the Administrator. New KDO, site plans that are currently considered major site plans are no longer minor site plans. Minor site plans are referred to simply as "site plans." See in Sec. 3.6.1. of the current UDO.

Notable Changes

- Conditional zoning procedure reorganized and updated
- Planned development procedure modernized
- Major/minor site plan distinction removed; all site plans approved by Planning Director
- Eliminated procedures
 - Major subdivision sketch plan
 - Subdivision exception
 - Vested rights certificate
- New procedures:
 - Tree removal permit
 - Administrative adjustment
 - Interpretations

Article 5 – Development Standards

Consolidates all development standards into 13 subsections

5. Development Standards

- 5.1 Mobility, Circulation, and Connectivity Standards
- 5.2 Off-Street Parking, Bicycle Parking, and Loading Standards
- 5.3 Landscaping and Buffer Standards
- 5.4 Open Space Set-Aside Standards
- 5.5 Fence and Wall Standards
- 5.6 Exterior Lighting Standards
- 5.7 Form and Design Standards
- 5.8 Neighborhood Compatibility
- 5.9 Sign Standards
- 5.10 Stormwater Management Standards
- 5.11 Green Building Standards
- 5.12 Green Building Incentives
- 5.13 Traffic Impact Analysis

Mobility | Off-Street Parking

- **5.1. Mobility, circulation, and connectivity standards**
 - Consolidates standards for streets, sidewalks, bicycle paths
 - Addresses street connectivity, cross access, driveways, and stacking lanes
- **5.2. Off-street parking, bicycle parking, and loading standards**
 - New large parking lot standards
 - New flexibility provisions (off-site, deferred, valet, etc.)
 - New bicycle parking standards

Article 5. Development Standards | Section 5.2. Off-Street Parking, Bicycle Parking, and Loading Standards

Figure 5.2.D(2)h.1: Location of Primary Drive Aisle



2. Pedestrian Pathways

Improved pedestrian pathways shall be provided within the parking area in accordance with the following standards:

1. One minimum five foot wide pathway providing access from the parking area to an entrance to the use served by the parking is required at a minimum, every six parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension;
2. A landscaping strip shall be provided along one or both sides of each pathway and shall be planted with shade trees spaced at a maximum average distance of 40 feet on center, measured linearly along the pathway from perpendicular lines extending to the center of the tree;
3. For parking areas serving **retail uses**,¹⁴⁵ pathways shall be at the same grade as the abutting parking surface, or shall provide access points for persons pushing shopping carts spaced a minimum of one every 75 feet along each side of the pathway;
4. Pathways shall be aligned with and perpendicular to the primary entrance into the building served by the parking lot, to the maximum extent practicable; and
5. Pathways shall be paved with asphalt, cement, brick, or other comparable material, and shall be distinguished by contrasting color or materials when crossing drive aisles.

i. USE OF OFF-STREET PARKING AND LOADING AREAS¹⁴⁶

Off-street vehicular parking areas required by this section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale (except that farmers' markets and food trucks permitted under this Ordinance may be permitted to operate within parking areas), or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

¹⁴⁵ This reference may be added to or revised when the use regulations are drafted in Module 2.

¹⁴⁶ This section is new.

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Section 5.2. Off-Street Parking, Bicycle Parking, and Loading Standards

Diagram of Bicycle Parking Space and Parking Rack Dimensional Standards

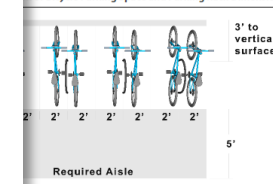
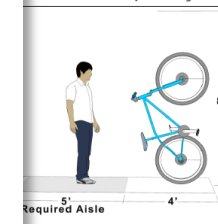


Illustration of Vertical Bicycle Parking Dimensional Standards



shall be accessible without moving another parked bicycle.

ing spaces shall:

ent access to a bicycle parking rack for supporting and securing a bicycle;
15 feet of a public entrance to the building for which the space is required,
ie most direct pedestrian access route, provided that a short-term bicycle
ted in a bicycle parking area serving more than one use shall be located
a public entrance to the building for which the space is required, measured
ect pedestrian access route; and

re significant visibility by the public and users of the building for which the

PARKING SPACE STANDARDS

is in subsection (3) above, long-term bicycle parking spaces shall comply
ds:

- a. Include one of the following features:

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Landscaping | Open space

- **5.3.** Landscaping and buffer standards
 - Perimeter buffer standards updated
 - Parking lot landscaping standards updated
 - New species diversity requirement
- **5.4.** Open space set-aside standards
 - New generally applicable requirement for open space set-asides
 - Allowable types of open space described
 - Design standards
 - Ownership and maintenance requirements

Article 5. Development Standards | Section 5.4. Open Space Set-Aside Standards

TABLE 5.4.D: Open Space Set-Aside Features

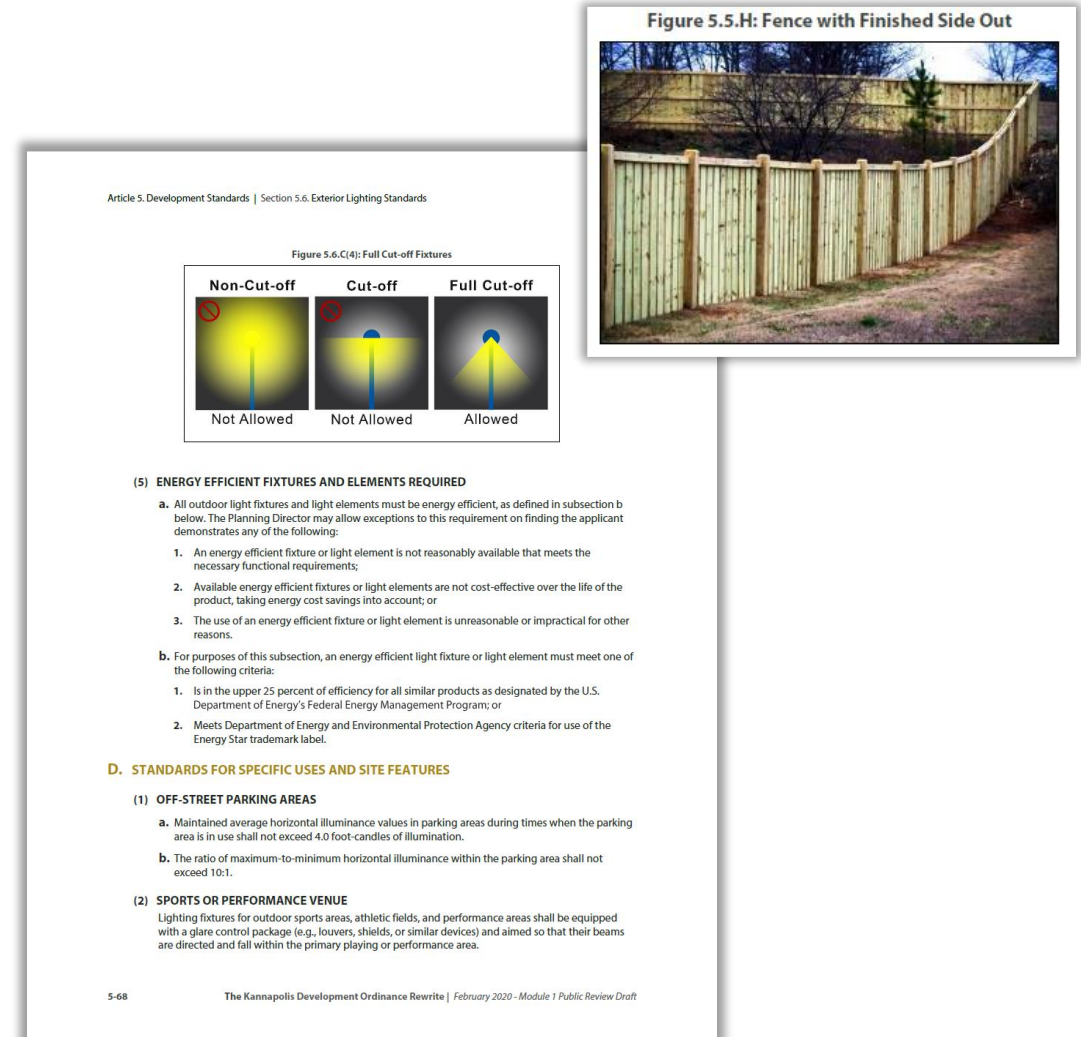
AREA COUNTED AS COMMON OPEN SPACE SET-ASIDES & DESIGN AND MAINTENANCE REQUIREMENTS	
	<p>SQUARES, FORECOURTS, AND PLAZAS</p> <p>Description: Squares, forecourts, plazas, and civic greens that provide active gathering places and opportunities to create special places.</p> <p>Design and Maintenance Requirements: Such features shall be at least 500 square feet in area. Such features shall have direct access to a street or sidewalk or pedestrian way that connects to a street and shall be designed to accommodate people sitting and gathering, incorporating benches, tables, fountains, or other similar amenities. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development. No less than 25 percent of the total open space set-aside area within the GC, MU-AC, MU-UC, or TOD districts shall be a square, forecourt, or plaza.</p>
	<p>REQUIRED LANDSCAPE AREAS</p> <p>Description: All areas occupied by required landscaping areas, tree protection areas, perimeter buffers, vegetative screening, and riparian buffers, and agricultural buffers, except landscaped area within vehicular use areas.</p> <p>Design and Maintenance Requirements: See Section 5.3, Landscaping and Buffer Standards.</p>
	<p>STORMWATER MANAGEMENT AREAS TREATED AS SITE AMENITIES</p> <p>Description: Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity; however, stormwater management facilities that are not treated as an open space site amenity may be counted toward up to 25 percent of the required open space set-asides in Agricultural and Residential zoning districts, and in the GC, I-1, and I-2 districts.²³¹</p> <p>Design and Maintenance Requirements: Stormwater management facilities treated as an open space site amenity shall support passive recreation uses by providing access, gentle slopes (less than 3:1), vegetative landscaping, and pedestrian elements such as paths and benches. Stormwater management facilities shall be subject to a maintenance agreement approved by the operating authority or agency having regulatory authority over the facility.</p>

²³¹ This modifies the allowance for inaccessible land in Table 6.5-1 of the current UDO.

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Fences | Lighting

- **5.5. Fence and wall standards**
 - New standards address location, height, material, appearance
- **5.6. Exterior lighting standards**
 - New standards address hours illumination, brightness, height, shielding, energy efficiency, specific uses and features, measurement
- **Security exemption**
 - Applicant may request exceptions to standards for security reasons



Form & Design | Neighborhood Compatibility

- **5.7. Development form and design standards**
 - New standards apply to:
 - Multifamily development
 - Commercial and mixed-use development
 - Large retail establishments
 - Industrial and warehouse establishments
 - Standards address building orientation and design, parking location, screening, etc.
- **5.8. Neighborhood compatibility standards**
 - New standards for lots adjacent to single family residential lots apply to:
 - Nonresidential
 - Mixed-use
 - Multifamily
 - Limits on building design, parking location, loading and storage areas, lighting, signage, operations, etc.

Article 5. Development Standards | Section 5.7. Form and Design Standards

b. Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.

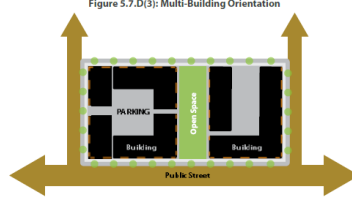
c. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

(3) **BUILDING ORIENTATION AND CONFIGURATION**

a. **SINGLE-BUILDING DEVELOPMENT**
The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street.

b. **MULTI-BUILDING DEVELOPMENT**
Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, and open space areas (like courtyards and plazas). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 5.7.D(3): Multi-Building Orientation)

Figure 5.7.D(3): Multi-Building Orientation



(4) **MAXIMUM BUILDING LENGTH**
The maximum length of any multifamily, townhouse, or three-family building shall be in accordance with Table 5.7.D(4): Maximum Building Length for Multifamily, Townhouse, or Three-Family Building, regardless of the number of units.

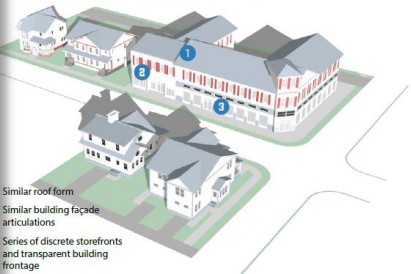
Table 5.7.D(4): Maximum Building Length for Multifamily, Townhouse, or Three-Family Building

ZONING DISTRICTS	MAXIMUM BUILDING LENGTH (Ft.)
RSF-7, RM-8, RM-18, MU-N	150
MU-AC, MU-UC, MU-SC, ROD, GC	250

(5) **BUILDING FAÇADES**
For all multifamily buildings:

Configure all roof-mounted equipment to avoid or minimize its view from adjacent streets and single-family residential lots;
Use similarly sized and patterned wall offsets and other building articulations found on adjacent single-family detached and duplex dwellings; and
Orient porches, balconies, and outdoor activity areas away from adjacent single-family residential lots.
Retail commercial building façades that face single-family residential lots shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total façade width of the building. See Figure 5.8.C(3): Appropriate Building Form.

Figure 5.8.C(3): Appropriate Building Form



DES
Lots facing single-family residential lots shall comply with the following façade standards:

MATERIALS
Materials and material configurations shall be consistent with those commonly used on adjacent single-family detached, single-family attached, or duplex dwellings.
Plywood, concrete block, and corrugated metal are prohibited as exterior materials.
Split-face masonry unit and vinyl siding shall not exceed 25 percent of a building façade.

TRANSPARENCY
The façade shall comply with the standards in Table 5.8.C(4)b: Transparency Standards.

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Signs | Stormwater

- **5.9. Sign standards**
 - Generally carried forward
 - Modifications to address court rulings
 - Tables and definitions refined
- **5.10. Stormwater management standards**
 - Current requirements carried forward with some reorganization and refinements

Article 5. Development Standards | Section 5.9. Sign Standards

Table 5.9.E(1): Standards for Sign Number, Area, and Height in the MU-N, MU-AC, CC, MU-UC, MU-SC, and PD-C Districts

Sign Type	Development Type	Number Signs Allowed
GROUND SIGNS [1]	Individual Business	1 per front [2]
	Combined Development	1 per front [2]
	Subdivision (Entrance Sign)	2 per entrance road along major thoroughfare
	Institutional and Civic Uses	1 per front [2]
WALL SIGNS	Individual Business and Combined Developments	1 per front [3]
CANOPY/AWNING SIGNS	Individual Business and Combined Developments	May be substituted for wall signs
PROJECTED/SUSPENDED SIGNS	Individual Business and Combined Developments	1 per front [3]

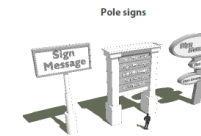
NOTES:
[1] Ground signs may be monument signs or arm signs only. Pole signs are not allowed.
[2] Subject to Section 5.9.E(3)a, Ground Signs.
[3] Subject to Section 5.9.E(3)b, Wall Signs.
[4] For businesses located in the CC District with frontage on a major Street and Dale Earnhardt Boulevard, and Institutional and Civic Uses.

²⁷⁸ This standard may be revised based on existing signage in the district.

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The Kannapolis Development Ordinance

Article 10. Definitions | Section 8.6. Remedies and Penalties

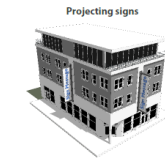


Sign, portable⁵³²

Any sign designed or intended to be readily relocated whether or not it is permanently attached to a building, structure or on the ground. Portable signs also include signs on wheels or on portable structures such as trailers, tent signs, A-frame or T-shaped signs and normal advertising placed on motor vehicles which are not used regularly and are placed in such a manner as to attract attention.

Sign, projecting⁵³³

A sign which projects from a structure into a vehicular or pedestrian access way, more than one foot from the surface on which it is mounted, and is mounted usually, but not always, at right angles to the building.



Sign, roof⁵³⁴

Any sign erected, constructed, and/or painted wholly or partially on or above the roof of a building.

Sign, T-shaped⁵³⁵

A portable sign comprised of one or more panels or faces joined at the bottom to a perpendicular base on which the sign stands.

⁵³² Carried forward from the current UDO.

⁵³³ Carried forward from the current UDO.

⁵³⁴ Carried forward from the current UDO, modified to remove regulatory language.

⁵³⁵ Carried forward from the current UDO.

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Sustainable/Green Building

- **5.11. Sustainable/green building standards**
 - New minimum requirements for sustainable/green building
- **5.12. Sustainable/green building incentives**
 - Additional density (1 dwelling unit per acre)
 - Additional height (1 story)
 - Additional lot coverage (10 percent)
- **Flexible, menu-based approach**
 - Energy conservation
 - Alternative energy
 - Green building certification
 - Passive solar
 - Water conservation and water quality
 - Vegetation
 - Urban agriculture
 - Universal design
 - Transportation

Article 5. Development Standards | Section 5.11. Sustainable/Green Building Standards

Standard™/NGBS Green or the International Code Council's *International Green Construction Code*, as determined by the Planning Director; and

d. Remodels, alterations, or expansions of an existing building.

C. TIMING OF REVIEW

Review for compliance with the standards of this section shall occur during review of a development application for a conditional zoning (see Section 2.5.A(3)), planned development (see Section 2.5.A(4)), conditional use permit (see Section 2.5.A(5)), site plan (see Section 2.5.B(1)), minor subdivision (see Section 2.5.B(2)), major subdivision (see Section 2.5.B(3)), or zoning clearance permit (see Section 2.5.C(1)), as appropriate.

D. SUSTAINABLE/GREEN BUILDING STANDARDS

(1) MINIMUM AMOUNT OF POINTS REQUIRED

Development subject to the standards of this section shall achieve the following minimum number of points from the menu of options shown in Table 5.11.D(2): Sustainable/Green Building Point System.

1. Minimum Requirements for Residential Development

- (a) 10 to 29 units: 3 points.
- (b) 30 or more units: 4 points.

2. Minimum Requirements for Nonresidential Development

- (a) 10,000 to 25,000 square feet: 3 points.
- (b) More than 25,000 square feet: 4 points.

(2) SUSTAINABLE/GREEN BUILDING POINT SYSTEM

Development subject to the standards of this section shall use Table 5.11.D(2): Green Building Point System, to determine compliance with this section.

Table 5.11.D(2): Sustainable/Green Building Point System

	POINTS EARNED
LOCATION OF DEVELOPMENT AND REDEVELOPMENT/ADAPTIVE REUSE	
Development in the CC, MU-UC, or MU-AC districts	0.75
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1.00
Development as a PD-TND District	1.00
Redevelopment of an existing parcel within the MU-AC District or TOD District	0.75
Adaptive reuse of a designated historic building	1.00
Preservation of an historic or archeological site	1.00
ENERGY CONSERVATION	
Meet ASHRAE ²⁰¹ standards for lighting	0.75
Meet Energy Star standards for low-rise residential or exceed ASHRAE efficiency standards by 15 percent	1.00
Home energy rating system (HERS) index greater than 90 and less than or equal to 95	0.50

²⁰¹ American Society of Heating, Refrigerating and Air-Conditioning Engineers

Traffic Impact Analysis

- Adequate public facilities provisions generally not carried forward
- Traffic Impact Analysis addresses adequacy of transportation facilities
 - Requirements currently being drafted
 - When is TIA required?
 - How are impacts measured?
 - What mitigation is required?
 - Process for review of TIAs

Article 6 – Subdivision Standards

Carries forward current regulations, with refinements

- References applicable development standards
- References LDSM where applicable
- Cluster subdivision refinements
- Guarantee requirements updated

6. Subdivision Standards	
6.1	General Provisions
6.2	General Subdivision Standards
6.3	Lot and Block Design Standards
6.4	Cluster Subdivision Standards
6.5	Guarantees, Bonds, and Sureties

Article 8 – Enforcement

- Carries forward and consolidates current enforcement provisions
- Addresses:
 - What actions result in a violation of the zoning ordinance?
 - What persons will be held responsible for violations?
 - Who enforces the ordinance and what procedures do they use?
 - What remedies and penalties are available to the city?

6. Enforcement

8.1	Purpose
8.2	Compliance Required
8.3	Violations
8.4	Responsible Persons
8.5	Enforcement Generally
8.6	Remedies and Penalties

Article 10 – Definitions

- Terms in Module 1 defined
- Module 2 terms will be added

R

Reference level⁵⁷²

the top of the lowest floor for structures within Special Flood Hazard Areas designated as Zones A, AE, AH, AO, A99. The reference level is the bottom of the lowest horizontal structural member of the lowest floor for structures within Special Flood Hazard Areas designated as Zone VE.

Register of deeds

The Cabarrus County or Rowan County Register of Deeds.

Regulatory flood protection elevation⁵⁷³

The "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus Insert freeboard [two (2) feet (Two feet is the state recommended minimum))] feet freeboard). In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least Insert feet [Two (2) feet is a state-recommended minimum, greater than two (2) feet is OPTIONAL] feet above the highest adjacent grade.

Retaining wall⁵⁷⁴

A manmade barrier constructed for the purpose of stabilizing soil, retarding erosion, or terracing a parcel or site.

Riverine⁵⁷⁵

Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Appendix A – Supplemental Landscaping Requirements

- Landscaping plan requirements
- Acceptable and prohibited species
- Landscaping installation requirements

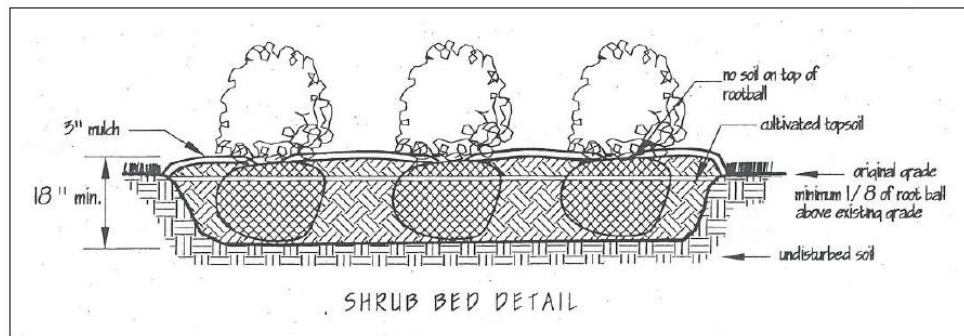
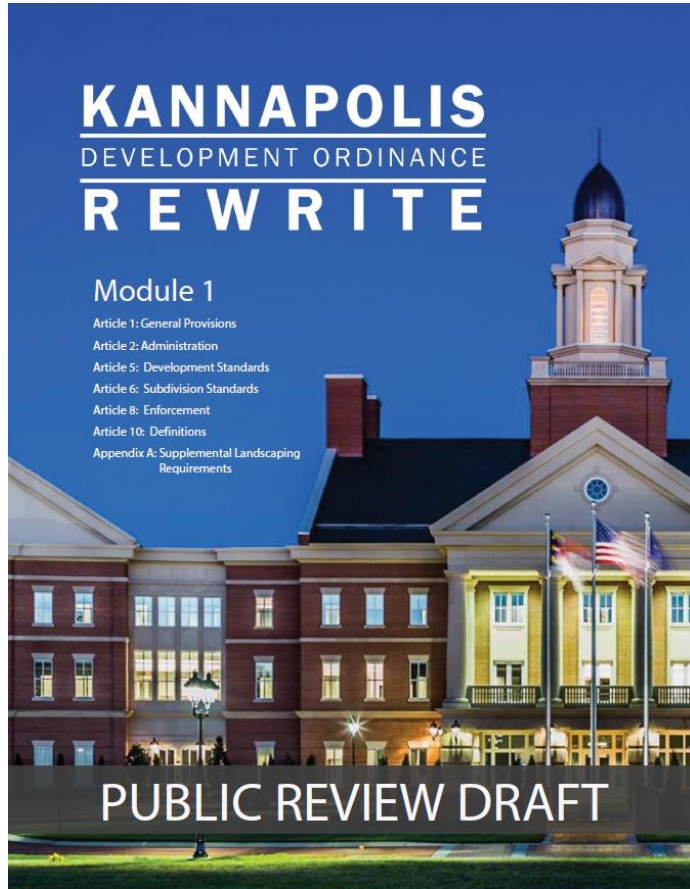


TABLE A-2: ACCEPTABLE PLANT SPECIES

* - NOT ALLOWED FOR REQUIRED PLANTING | ** - NOT RECOMMENDED FOR REQUIRED PLANTING | † - UNDER 15' TALL ONLY.

		SHADE TOLERANT	TOLERATES POOR DRAINAGE	NATIVE	BLOOMING	FOLIAGE (DECIDUOUS, SEMI-DECIDUOUS, OR EVERGREEN)	PLACEHOLDER
COMMON NAME	SCIENTIFIC NAME						
Japanese andromeda *	Pieris japonica						
Pittosporum *	Pittosporum tobira						
English laurel *	Prunus laurocerasus						
Podocarpus *	Podocarpus macrophyllus maki						
Narrow leafed English laurel *	Prunus laurocerasus angustifolia						
Scarlet firethorn	Pyracantha coccinea						
Yeddo-hawthorn *	Raphiolepis umbellata						
Reeves spirea	Spirea cantoniensis						
Thunberg spirea	Spirea thunbergii						
Bridalwreath spirea	Spirea prunifolia plena						
Vanhoutte spirea	Spirea vanhouttei						
Japanese yew *	Taxus cuspidata						
Leatherleaf viburnum *	Viburnum rhytidophyllum						

Reviewing the Document



- Commentary box at beginning of each article (will be removed in final draft)
- Footnotes throughout the draft (will be removed in final draft)
- Electronic version includes bookmarks and hyperlinks for navigation

Next Steps

- Public comment period
- Stakeholder meetings
- Begin drafting Module 2



QUESTIONS DISCUSSION

